

MINUTES
SITE PLAN REVIEW AND APPEARANCE BOARD
CITY OF DELRAY BEACH

MEETING DATE: March 22, 2023

MEETING PLACE: City Commission Chambers

1. CALL TO ORDER

The meeting was called to order by Dana Post Adler, Chair, at 5:01 p.m.

2. ROLL CALL

A quorum was present.

Members Present: Dana Adler, Chair; Carol Perez, Vice Chair; Annette Gray, 2nd Vice Chair; Benjamin Baffer; Steven Cohen; Linda Purdo and Alison Thomas.

Absent: None

Staff Present: William Bennett, Assistant City Attorney; Anthea Gianniotas, Development Services Director; Alexis Rosenberg, Senior Planner; Jennifer Buce, Planner; and Rochelle Sinisgalli, Board Secretary.

3. APPROVAL OF AGENDA

Item 9B Parks at Delray (2023-044) was withdrawn.

MOTION to APPROVE the March 22, 2023, agenda as amended, was made by Carol Perez and seconded by Linda Purdo.

Motion Carried 7-0

4. MINUTES

Motion to approve the February 8, 2023, and February 22, 2023, minutes was made by Annette Gray and seconded by Alison Thomas.

Motion Carried 7-0

5. SWEARING IN OF THE PUBLIC

Dana Adler, Chair, read the Quasi-Judicial Rules for the City of Delray Beach and Ms. Sinisgalli swore in all who wished to give testimony.

6. COMMENTS FROM THE PUBLIC

None

7. PRESENTATIONS

None

8. CONSENT AGENDA

None

9. QUASI-JUDICIAL HEARING ITEMS

A. Cube Smart (2023-058): Consideration of a color change for the Cube Smart located at 2512 North Federal Highway.

Address: 2512 North Federal Highway

PCN: 12-43-46-04-08-000-0130

Applicant/Agent: Jennifer Ronneburger; jen@gopermit.us

Planner: Jennifer Buce; buce@mydelraybeach.com

Jennifer Buce, Planner, entered Project File 2023-058 into the record.

Applicant Presentation

Patience Shaffer, Go Permit; 9601 Woodlark Terrace, Boynton Beach, FL 33472

Staff Presentation

Jennifer Buce, Planner, presented the project from a Microsoft PowerPoint presentation.

Exparte Communications

Dana Adler-None

Linda Purdo-None

Benjamin Baffer-None

Alison Thomas-None

Steven Cohen-None

Annette Gray-None

Carol Perez-None

Rebuttal/Cross

None

Public Comment

None

Board Comments

Benjamin Baffer was not supportive of the proposed color change and indicated that the color is not a good design, in good taste and not in good character of the City.

Alison Thomas indicated that the red color was overwhelming.

Annette Gray noted that the amount of red was not harmonious with the adjacent buildings.

Carol Perez indicated that the proposed color change does not fit in with Delray.

Steven Cohen and Linda Purdo noted that the red color was overpowering.

Dana Adler indicated that the proposed red roof was acceptable, but the other architectural elements should remain the current color.

MOTION to continue with direction was made by Carol Perez and seconded by Linda Purdo.

MOTION Carried 7-0

B. Parks at Delray (2023-044): Consideration of a Class I Site Plan Modification to reduce the amount of Workforce Housing Units provided within Phase 3 & 4 (Parcel A South and Parcel B) of the Parks at Delray development from 34 to 33.

Location: Southwest corner of South Congress Avenue and Germantown Road

Authorized Agent: Covelli Design Associate, Inc. / Mike Covelli;
mike@covellidesign.com

Project Planner: Amy Alvarez, Principal Planner; alvarez@mydelraybeach.com

Item 9B Parks at Delray (2023-044) was withdrawn.

C. 318 SE 5th Avenue (2022-013): Continuation of a request for a Class V Site Plan, Landscape Plan, and Architectural Elevations for the construction of a four-story, mixed-use development located at the properties currently addressed as 302, 318, 338, and 346 SE 5th Avenue.

Address: 302, 318, 338, and 346 SE 5th Avenue

P C N s: 12-43-46-21-01-104-0010; 12-43-46-21-01-104-0030; 12-43-46-21-01-104-0050; and 12-43-46-21-01-104-0060

Applicant / Agent: Jerrod Purser of WGI; Jerrod.Purser@wginc.com

Planner: Alexis Rosenberg, Senior Planner; rosenberga@mydelraybeach.com

Alexis Rosenberg, Senior Planner, entered Project File 2022-013 into the record.

Exparte Communications

Dana Adler-Had a Zoom meeting with the applicant.

Linda Purdo-None

Benjamin Baffer-Had a Zoom meeting with the applicant.

Alison Thomas-Received an email.

Steven Cohen-Received emails.

Carol Perez-Received architectural plans from the Architect.

Annette Gray-None

Applicant Presentation

Neil Schiller, Attorney; Government Law Group; 137 NW 1st Avenue, Delray Beach, FL 33444

Norberto Loiano, Slattery & Associates; 2060 NW Boca Raton Blvd, Suite 2, Boca Raton, FL 33431

Dominick Ranieri, Slattery & Associates; 2060 NW Boca Raton Blvd, Suite 2, Boca Raton, FL 33431

Staff Presentation

Alexis Rosenberg, Senior Planner, presented the project from a Microsoft PowerPoint presentation. It was also noted that on 2/18/23, the Board voted to postpone.

Public Comment

Alice Finst, 707 Place Tavant, Delray Beach, FL-Ms. Finst opposed the project as it would overwhelm the area and was concerned about the safety of vehicles entering and exiting in the rear.

Bruce Leish, 335 SE 6th Avenue, Delray Beach, FL-Mr. Leish disliked the proposed front elevation due to the massing as seen from the neighboring community.

Rebuttal/Cross

Neil Schiller noted that the applicant amended the project to address the Board's concerns noted at a previous meeting.

Board Comments

Alison Thomas noted that the applicant has addressed the Board's previous concerns with remarkable improvements.

Annette Gray noted that the revised plans have addressed the Board's previous concerns and the elevation has softened the building and reduced the massing.

Carol Perez noted that the revised plans are a significant improvement from the previous plans. Ms. Perez noted that the high-rise Oak trees will soften the massing of the structure.

Steven Cohen noted that the project has greatly improved from the previously proposed renderings, but recommended that some vertical elements be incorporated to negate the horizontal aspect of the building.

Linda Purdo had questions regarding the pedestrian walkway and the tower. Ms. Purdo had concerns that there was no direct access to the retail spaces from the parking lot.

Benjamin Baffer and Dana Adler were supportive of the drastically improved design.

MOTION to move approval of the Class V (2022-013) Site Plan, Landscape Plan, and Architectural Elevations, including relief for the tower setback encroachment, for 318 SE 5th Avenue, a four-story mixed-use development located at 302, 318, 338, and 346 SE 5th Avenue, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations, was made by Alison Thomas and seconded by Annette Gray.

MOTION Carried 7-0

D. Delray Central (2021-137): Consideration of a Class IV Site Plan Modification, Landscape Plan, and Architectural Elevations for Delray Central, located at 1615 & 1625

South Congress Avenue, associated with the addition of an eight-story building containing 1,095 square feet of non-restaurant, commercial use and 271 residential units, including amenities and an attached eight-level parking structure.

Location: 1615 and 1625 South Congress Avenue

Authorized Agent: Bonnie Miskel, Esq., Dunay, Miskel and Backman;
bmiskel@dmbblaw.com

Project Planner: Amy Alvarez, Principal Planner; alvarez@mydelraybeach.com

Anthea Giannotes, Development Services Director entered Project File 2021-137 into the record.

Exparte Communications

Dana Adler-None

Linda Purdo-None

Benjamin Baffer-None

Alison Thomas-None

Steven Cohen-None

Carol Perez-Had a meeting with the design team.

Annette Gray-None

Applicant Presentation

Bonnie Miskel, Dunay, Miskel and Backman LLP 14 SE 4th St #36, Boca Raton, FL 33432

Juan Caicedo, IBI Group, 7000 N Federal Highway, Boca Raton, FL 33487

There was a Board consensus to allow additional time for the applicant's presentation.

Hugh Johnson, Landscape Architect.

Staff Presentation

Anthea Giannotes, Development Services Director, presented the project from a Microsoft PowerPoint presentation, on behalf of Amy Alvarez, Principal Planner.

Public Comment

Alice Finst, 707 Place Tavant, Delray Beach, FL- Ms. Finst inquired about the capacity of the parking garage and possible negative impacts from the additional traffic generated by this project.

Rebuttal/Cross

Bonnie Miskel noted that the parking garage has 585 parking spaces with 473 surface parking spaces.

Board Comments

Benjamin Baffer noted that the addition of the proposed residential structure and other associated improvements will be an improvement to the existing conditions.

Carol Perez was supportive of the project and indicated that the proposed building set back from Congress Avenue will allow for additional greenspace that can be utilized. Ms. Perez recommended that all three entrances to the property be paved to be more consistent.

Steven Cohen noted that the proposed additions will revitalize the existing office center but expressed concern regarding the visibility of the 8-floor parking garage.

Linda Purdo was supportive of the project and recommended that additional color be added to the building.

Alison Thomas favors the newly proposed color scheme.

Annette Gray was supportive of the overall project and the newly proposed color scheme but recommended that the applicant better utilize the rear of the buildings.

Dana Adler encouraged that a mural or additional color be added to the rear of the buildings facing I-95. Ms. Adler inquired if electric car parking was provided and if additional safety measures can be provided to encourage pedestrian safety.

MOTION to approve as amend, the Class IV Site Plan Modification, Landscape Plan, and Architectural Elevations (2021-137) for Delray Central, located at 1615 & 1625 South Congress Avenue, associated with the addition of an eight-story building containing 1,095 square feet of non-restaurant, commercial use and 271 residential units including a parking structure and amenities, finding that the request is consistent with the Comprehensive Plan and meets the applicable criteria set forth in the Land Development Regulations, with revisions that the colors Cloud White and Hannah Banana be incorporated as presented at the meeting, was made by Carol Perez and seconded by Alison Thomas.

MOTION Carried 7-0

10. Reports and Comments

A. City Staff

The next meetings will be held on April 12, 2023, and April 26, 2023.

A Land Development Regulation regarding architectural styles within the Central Business District, is being presented before the Commission and requires City Commission approval if Masonry Modern or Art Deco architectural styles are being utilized.

A Land Development Regulation regarding the use of artificial turf was workshopped with the Planning and Zoning Board and Green Board.

B. Board Attorney

None

C. Board Members

Benjamin Baffer asked the effective date of the green building requirements.

11. ADJOURN.

There being no further business to come before the Board, the meeting was adjourned at 7:30 p.m.

The undersigned is the Board Clerk of the Site Plan Review & Appearance Board and the information provided herein is the Minutes of the meeting of said body for **March 22, 2023**, which were formally adopted and APPROVED by the Board on April 26, 2023.

ATTEST:


CHAIR


BOARD SECRETARY

NOTE TO READER: If the Minutes you have received are not completed as indicated above, then this means that these are not the official Minutes of the Site Plan Review and Appearance Board. They will become official minutes only after review and approval, which may involve some amendments, additions, or deletions.